

Joel E. Tasca, Esq.
Nevada Bar No. 14124
Justin A. Shiroff, Esq.
Nevada Bar No. 12869
BALLARD SPAHR LLP
1980 Festival Plaza Drive, Suite 900
Las Vegas, Nevada 89135
Telephone: (702) 471-7000
Facsimile: (702) 471-7070
tasca@ballardspahr.com
shiroffj@ballardspahr.com

*Attorneys for Plaintiff U.S. Bank N.A., as
Trustee on Behalf of the Holders of the
J.P. Morgan Alternative Loan Trust 2006-
A3 Mortgage Pass-Through Certificates*

UNITED STATES DISTRICT COURT
DISTRICT OF NEVADA

U.S. BANK N.A., AS TRUSTEE, ON
BEHALF OF THE HOLDERS OF THE
J.P. MORGAN ALTERNATIVE LOAN
TRUST 2006-A3 MORTGAGE PASS-
THROUGH CERTIFICATES,

Plaintiff,

vs.

THUNDER PROPERTIES, INC., a
Nevada corporation; RANCHO SAN
RAFAEL TOWNHOMES, PHASE II
HOMEOWNERS ASSOCIATION, a
Nevada non-profit corporation,

Defendants.

Case No. 3:16-cv-00700-RCJ-VPC

**ORDER TO
DISMISS WITH PREJUDICE**

Plaintiff U.S. Bank N.A., as Trustee on Behalf of the Holders of the J.P. Morgan Alternative Loan Trust 2006-A3 Mortgage Pass-Through Certificates (the “Trust”), Defendant Thunder Properties, Inc. (“Thunder Properties”), and Defendant Rancho San Rafael Townhomes, Phase II Homeowners Association (the “Association”) by and through their respective undersigned counsel of record, hereby stipulate as follows:

1. This action concerns title to real property commonly known as 245

1 Dawson Jacob Lane, Reno, Nevada 89506 (the "Property"), following a homeowner's
2 association foreclosure sale conducted on February 18, 2014 ("HOA Foreclosure
3 Sale"), with respect to the Property.

4 2. As it relates to the Parties, a dispute arose regarding that the force and
5 effect of the HOA Foreclosure Sale upon a certain Deed of Trust recorded against the
6 Property in the Official Records of Washoe County, Nevada as Document Number
7 4149693 (the "Deed of Trust"), and in particular, whether the Deed of Trust
8 continues to encumber the Property.

9 3. Trust and Thunder Properties have entered into a confidential
10 settlement agreement through which Trust has agreed to release its interest in
11 Property through the Deed of Trust and shall record a reconveyance of the Deed of
12 Trust in the Official Records of Washoe County, Nevada.

13 4. The Parties to this Stipulation have agreed to release their respective
14 claims, and further agreed that the claims between them shall be DISMISSED with
15 prejudice;

16 5. The Parties further do not dispute that pursuant to NRS 116.31164,
17 Trust is the proper recipient of any remaining funds held as excess proceeds by
18 Nevada Association Services, Inc. ("NAS") as a result of the foreclosure sale
19 referenced in the Trustee's Deed Upon Sale recorded on March 6, 2014, as Document
20 No. 4332261 ("Excess Proceeds"), and that NAS shall issue any Excess Proceeds to
21 Trust.

22 6. The Parties further stipulate and agree that a copy of this Stipulation
23 and Order may be recorded with the Washoe County Recorder;

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7. Each party shall bear its own attorneys' fees and costs; and

8. Case No. 3:16-cv-00700-RCJ-VPC may be closed.

Dated: April 22, 2019.

BALLARD SPAHR LLP

ROGER P. CROTEAU & ASSOCIATES, LTD

By: /s/ Justin A. Shiroff
Joel E. Tasca, Esq.
Nevada Bar No. 14124
Justin A. Shiroff, Esq.
Nevada Bar No. 12869
1980 Festival Plaza Drive, Suite 900
Las Vegas, Nevada 89135

By: /s/ Timothy E. Rhoda
Roger P. Croteau, Esq.
Nevada Bar No. 4958
Timothy E. Rhoda, Esq.
Nevada Bar No. 7878
9120 West Post Road, Suite 100
Las Vegas, Nevada 89148

Attorneys for Plaintiff

*Attorneys for Defendant Thunder
Properties, Inc.*

PERRY & WESTBROOK

By: /s/ Alan W. Westbrook
Alan W. Westbrook, Esq.
Nevada Bar No. 6167
1701 W. Charleston Blvd., Suite 200
Las Vegas, Nevada 89102

*Attorneys for Defendant Rancho San
Rafael Townhomes, Phase II
Homeowners Association*

IT IS SO ORDERED.


UNITED STATES DISTRICT JUDGE

Dated: April 23, 2019

BALLARD SPAHR LLP
1980 FESTIVAL PLAZA DRIVE, SUITE 900
LAS VEGAS, NEVADA 89135
(702) 471-7000 FAX (702) 471-7070